

Revised 12/2003

**RESIDENTIAL LEASE**  
**City of Takoma Park, Maryland**

THIS LEASE, made on \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_  
\_\_\_\_\_ (as Agent for) Landlord (hereinafter referred to as "Landlord or  
Landlord/Agent") and \_\_\_\_\_  
(hereinafter referred to as "Tenant"). WITNESSETH, that the Landlord hereby leases to the Tenant and the Tenant hereby leases from  
the Landlord, premises known as \_\_\_\_\_,  
\_\_\_\_\_, Takoma Park, Maryland, for the  
term of \_\_\_\_\_ beginning on the first day of \_\_\_\_\_, 20\_\_\_\_ and ending on the last day of  
\_\_\_\_\_, 20\_\_\_\_ ("Lease Term").

**RENT**

1. Tenant agrees to pay rent in equal monthly installments of \_\_\_\_\_ Dollars  
(\$\_\_\_\_\_) in advance on the first day of each and every month ("Rent Due Date") of the Lease Term.

**Alternative A - RENT ESCALATION** (cross out if not applicable)

If this Lease commences on a date which is less than twelve (12) months from the date of the last rent increase for the  
premises, then Tenant's rent will be increased during the Lease Term as follows:

On \_\_\_\_\_, 20\_\_\_\_, the anniversary date for this premises, the rent will increase to \_\_\_\_\_  
\_\_\_\_\_ Dollars (\$\_\_\_\_\_) per month, which is based on the current \_\_\_\_\_  
\_\_\_\_\_% Rent Stabilization Allowance. If the Rent Stabilization Allowance is increased or decreased on the first of the month of July,  
following the date of commencement or renewal of this lease, then your monthly rent shall be adjusted accordingly on the anniversary  
date following this change. The date of the scheduled rent increase under this lease is at least twelve (12) months from the date of the  
previous rent increase for the premises and the Tenant will be notified by the Landlord, in writing, of the rent increase at least one  
month but no more than two (2) months before the effective date of the rent increase. If the Tenant does not receive such written  
notice of the rent increase, then no rent increase may be made until proper notice is given.

(Tenant's Initials) \_\_\_\_\_

**PRO RATA RENTAL PAYMENTS**

2. If this Lease commences on a day other than the first of the month, the amount of rent to be paid for the balance of the first  
month shall be apportioned pro rata; thereafter rent shall be paid on the first of the month as aforesaid. It is understood and agreed that  
Tenant is to commence occupancy of the premises on \_\_\_\_\_, 20\_\_\_\_. Tenant is to pay the sum of \_\_\_\_\_  
\_\_\_\_\_ Dollars  
(\$\_\_\_\_\_) on \_\_\_\_\_, 20\_\_\_\_ as "pro rata" rent for the period of  
\_\_\_\_\_, 20\_\_\_\_ through \_\_\_\_\_, 20\_\_\_\_.

**TIME AND PLACE OF RENT PAYMENTS**

3. Rent payments are due, in advance, on the first day of each month during the Lease Term to \_\_\_\_\_  
\_\_\_\_\_(name of company or person) at \_\_\_\_\_  
\_\_\_\_\_(address) or at such other place as Landlord may from time to time designate without deductions or demand and the  
obligation to pay rent shall be independent of any other clause of this Lease. Failure to pay said rent at the time specified will  
constitute default and the Landlord may avail himself of any remedy afforded him under the terms of this Lease and/or applicable law.  
Landlord/Agent shall furnish to Tenant a receipt for all cash or money orders paid in person by Tenant to Landlord/Agent for rent,  
security deposit or otherwise. The Landlord/Agent shall also provide such receipts when the Tenant provides a self-addressed  
stamped envelope with his or her payment.